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**For Sale**  
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**Merland Rise**  
**Epsom - Offers In Excess Of £600,000**

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## the property



### Merland Rise Epsom

Offers In Excess Of £600,000

- Three Bedroom Family Home
- Modern Kitchen to open plan dining and sun room
- Separate Front Living room
- Large Master Bedroom with Fitted Wardrobes
- Two further Bedrooms
- Large Family Bathroom
- Separate Detached Garage with Off Street Parking for Multiple Cars
- Large Loft with potential to extend STPP
- Close to Local Shops and Mainline Station at Tattenham Corner and Easy Access to the M25 Junctions 8 and...
- Epsom Downs home of the World Famous Epsom Derby provides access to...

Designed with comfort in mind, this three-bedroom family home offers a warm, welcoming interior and provides well-proportioned rooms throughout. Includes an open plan kitchen and dining area leading onto a cosy sun room to the rear of the property and a generous family living room can be found to the front with large bay windows facing onto the front garden in this leafy residential road. Cooking and entertaining have never been easier thanks to this efficiently designed kitchen that has been beautifully renovated and includes granite worktops, a modern glass splash back, white cabinetry, down LED lighting, and a dual fuel double oven range cooker. Upstairs there is a spacious master bedroom includes purpose designed built-in wardrobes. Two further bedrooms, one being a double room with views over the back garden and the third Single bedroom currently used as a home office. The family bathroom includes a power shower over a corner bathtub, a free-standing vanity unit with a built-in sink and tiled flooring. This house comes complete with a water softening system and gas central heating with intelligent multi zoned heating controls.



How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) <b>A</b>					
(81-91) <b>B</b>			87		
(69-80) <b>C</b>					
(55-68) <b>D</b>	68				
(39-54) <b>E</b>					
(21-38) <b>F</b>					
(1-20) <b>G</b>					
Not energy efficient - higher running costs					
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

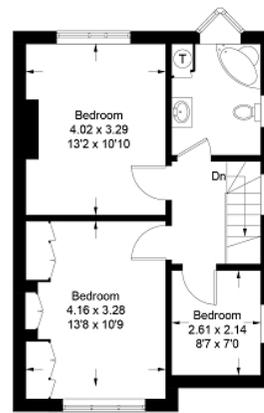
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout

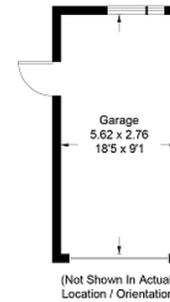
Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 113.7 sq m / 1224 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID839280)

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## the local area



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